

Minutes
City of Alexandria, Virginia
WATERFRONT COMMISSION - REGULAR MEETING
Tuesday, April 16, 2024
City Hall - Sister Cities Conference Room
301 King Street
7:30 a.m.

Commission Members

Members present at the meeting were:

Jan Abraham, East of Washington St. and South of King St
Eldon Boes, Representative, Alexandria Environmental Policy Commission (EPC) (Remote participation)
Maureen Cooney, Representative, Historic Alexandria Foundation
Marcee Craighill, Representative, Alexandria Commission for the Arts
Lawrence Gillespie, Citizen, East of Washington St. and north of King St
Charlotte Hall, Representative, Old Town Business (OTB)
Claire Mouledoux, Representative, VisitAlexandria
Lebaron Reid, Commissioner At-Large and Commission Chair
David Robbins, Representative, Alexandria Marina Pleasure Boat Owners
Debra Roepke, Representative, Alexandria Seaport Foundation
Louise Roseman, Citizen, Park Planning District I
Sydney Smith, Representative, Founders Park Community Association
Patricia Webb, Citizen, Citizen, Park Planning District II (Remote participation)
Esther White, Alexandria Archaeological Commission.

Members excused:

Agnes Artemel, Citizen, East of Washington St. and North of Pendleton St
Sarah Bagley, Member, Alexandria City Council
Stuart Fox, Representative, Park and Recreation Commission
Nathan Macek, Representative, Alexandria Planning Commission, Waterfront Commission Vice-Chair

Members unexcused:

Clair Sassin, Representative, Alexandria Chamber of Commerce

Vacancies:

Representative, Old Town Civic Association (OTCA);
Citizen, Park Planning District III.

Staff: Jamie M. Bridgeman (Captain, APD), Jack Browand (Commission Staff Liaison & Deputy Director, Recreation, Parks and Cultural Affairs (RPCA)), Matthew Landes (Portfolio Manager/Division Chief, Project Implementation), Iris Portny (Commission Recording Secretary, RPCA).

Guests - Gina Baum, Jeff Lipsky, Ann Shack, Daniel Straub

1. **Call to Order:** The meeting was called to order by Chair Reid at 7:30 a.m.
2. **Items for Action:**

Approval of March 19, 2024, minutes. The minutes of the March 19th meeting were approved with any necessary corrections.

3. Items for Information:

- a. Reid reported that he had sent an email to Commissioners seeking input on ideas and suggestions that can be forwarded to the City Council or City staff to improve, add or enhance the Alexandria waterfront. The ideas/suggestions will come back to the Commission for discussion before being presented to the City Council or forwarded to staff.
- b. Reid reported that several members of the Commission expressed interest in serving on a subcommittee to review plan submissions for the Robinson Terminal North site and its compliance with the Waterfront Small Area Plan. It is anticipated this group will be designated at the May Commission meeting.

Waterfront Small Area Plan Implementation – Commission Discussion

Matt Landes reported that three updates have been provided to the community on the waterfront flood mitigation project, with the most recent being at the Old Town Civic Association. The presentations are available online and any questions can be directed to Matt.

The second phase of the work for Robinson Landing railing has been awarded. The work is scheduled to take approximately 3.5 – 4 months. Due to supply chain issues, there were some delays obtaining materials for the wire railing. The final design will be updated after successful completion of drilling for the different pickets. It is sometimes necessary to move them around because of rebar or other obstructions.

A question was raised regarding whether the wooden piers north of Robinson Landing would remain. The pier directly behind the Old Dominion Boat Club is privately owned and will remain. A determination of long-term retention of the others that are within City property will be made at a later date as there is a complex land exchange agreement currently in place and Old Dominion Boat Club presently has beneficial use of these piers.

A discussion ensued regarding moving from two pump stations (one at Founders Park and one at Waterfront Park) to one pump station at Waterfront Park. City staff will provide community updates and seek community input on the proposed design. The planned building will go to the Planning Commission and the Board of Architectural Review, and then to City Council for final approval. Information was also provided regarding testing of noise levels and when and how the pumps/generators would be running. The incorporation of amenities in the pump station, such as public restrooms, was also discussed. Concern was raised regarding the life span of the pump house project considering the cost of the project. The storm sewer system, pipes, pumps and electrical system have a projected 50 – 75-year life span. The hardware and software technology being used for the project may evolve and can be updated when needed.

There was a discussion regarding keeping a list of deferred maintenance needs that are assessed annually throughout the waterfront. Condition assessments are performed but the budget does not always cover necessary repairs, with plans reprioritized accordingly. An ongoing issue is the build-up of debris along the shoreline; funding is provided for two major clean-ups in the area and that clean-up is managed, when necessary, by staff and volunteers.

A member asked whether City staff plans to finalize the design for Point Lumley Park so that the new park design would be ready to implement immediately following the completion of the waterfront flood mitigation project. The new park design will be undertaken concurrent with the flood mitigation project. Two options are being considered, based on the timing of availability of funding from the Rosenbaum bequest for improvements to the western portion of the park.

4. City Updates

a. Community Projects & Activities – Jack Browand, Deputy Director, RPCA

Park maintenance has started including turf renovations which occur two or three times each year at Waterfront Park which will be shut down until mid-May and will then reopen. The artwork has been very well received by the public. The City Council planted the first of the 275 trees at Windmill Hill Park commemorating the City's birthday and the last of the trees will be planted at Oronoco Bay during the birthday celebration on July 13th. Approximately 200-400 trees will be planted around the City.

b. Private Development Updates – Catherine Miliaras, Principal Planner, P&Z

The City is expecting from the Robinson Terminal North Development Team a Concept II design, which should be available by the end of this fiscal year. The current design is available on the Robinson Terminal North Development website (<https://rooneypropertiesllc.com/project/robinson-terminal-north/>).

c. Public Safety – Jamie M. Bridgeman, Captain, APD

The parking enforcement team have written approximately 9000 parking tickets in March and through April 16th. A plan has been written on how the police will interact with the pedestrian plaza. An investigation is continuing regarding a robbery/grand larceny at the CVS on King Street. The perpetrators have been identified and warrants have been issued.

5. Commission Reports / Subcommittee Reports / Announcements

There will be two Commission subcommittees, one to evaluate the plans for the Robinson Terminal North development and the second to consider the ideas and suggestions from Commission members on steps that can be taken to further improve the City's waterfront.

6. Proposed Discussion Topics / Items of Information – Future Meetings

No topics were proposed. The next meeting will be held on May 21, 2024.

7. Adjournment

There being no further business the meeting was adjourned at 9:30 am.